



7 West Park, Clifton

Guide Price £950,000

RICHARD
HARDING



7 West Park,

Clifton, Bristol, BS8 2LX

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An elegant and very spacious 4 bedroom, 2 bath/shower room Victorian townhouse dating from circa 1860 with a large semi open plan kitchen/living space opening onto a beautiful town garden and having the advantage of off street parking.

Key Features

- The house is stylish, full of character with a calm and homely atmosphere – flexible accommodation arranged to suit a number of needs – could comfortably provide 5 bedrooms, if required.
- Set in a very convenient and favourable location a few hundred yards from Whiteladies Road with a wide range of amenities and close to Cotham Hill with a number of popular and very well regarded eateries, bars and independent restaurants. The BBC, academic, medical and commercial districts are all with easy reach.
- **Ground Floor:** entrance vestibule, entrance hall, living room/home office, kitchen/dining room, wc/utility room.
- **First Floor:** landing, drawing room, bedroom 2, bathroom/wc.
- **Second Floor:** landing, bedroom 1, bedroom 3, bedroom 4/study, shower room/wc.
- **Outside:** off street parking and rear garden.
- A classic Victorian townhouse offering flexible and spacious accommodation with a stunning town garden, driveway parking and set in the most convenient of locations.





GROUND FLOOR

APPROACH: from the pavement pass between high stone pillars and follow the pathway to solid wooden front door with overlight.

ENTRANCE VESTIBULE: ceiling cornice, low level cupboard housing gas meter, period tessellated floor, stained glass door with overlight opens into:-

ENTRANCE HALL: ceiling cornice, radiator, stripped wooden floorboards, cupboard housing electricity meter and fuses, useful walk in cloaks cupboard and understairs storage area, doors radiate to the sitting room and kitchen/dining room, original staircase with stripped wooden handrail rises to the first floor landing.

LIVING ROOM/HOME OFFICE: (16'6" into shallow bay x 11'6" into chimney recess) (5.03m x 3.50m) ceiling cornice and centre rose, twin sash windows set in shallow bay with working shutters, period fireplace with insert, tiled hearth and reveals and stone surround and mantle, stripped wooden floorboards, radiator.

KITCHEN/DINING ROOM: (25'11" x 13'11") (7.90m x 4.25m) sumptuous room with painted hand built kitchen with a good range of base and wall mounted units with black granite work surfaces and upstand, built in dishwasher, space for range cooker with stainless steel splashback and filter hood, display shelf with halogen downlighters, Belfast sink with Swan neck mixer tap, ceiling halogen spotlights, slate floor, space for fridge/freezer. Radiator, glazed door leads to rear garden and further door to lobby and so to utility and wc.

WC/UTILITY: low level wc and pedestal wash hand basin with slate splashback, radiator, window to rear elevation, spotlight. Space and plumbing for washing machine, wall mounted gas boiler.

FIRST FLOOR

LANDING: doors radiate to the drawing room/bedroom 1, bedroom 2, and bathroom/wc staircase rises to second floor landing with roof light providing plenty of natural light.

DRAWING ROOM: (front) (16'8" into shallow bay x 15'5" into chimney breast) (5.08m x 4.52m) a stunning room with a southerly aspect, ceiling cornice and centre rose, picture rail, three sash windows set in shallow bay to front elevation, attractive period fireplace with marble surround and cast iron insert, tiled reveals and hearth, hand built dresser style bookcases in chimney recesses with low level storage cupboards, radiator.

BEDROOM 2: (rear) (14'9" x 9'7" into chimney recess) (4.50m x 2.92m) sash window to rear elevation, radiator.

BATHROOM/WC: (rear) (11'4" min x 5'7") (3.45m x 1.70m) white suite comprising wc, bath, pedestal wash hand basin with mixer tap, shower cubicle with mains fed shower, tiled floor and wall tiling, radiator, window to rear elevation, spotlights.

SECOND FLOOR

LANDING: doors radiate to the three bedrooms and shower room/wc on this floor, loft access point, skylight providing natural light.

BEDROOM 1: (front) (17'2" into bay x 15'5" into chimney breast) (5.22m x 4.70m) twin sash windows to front elevation set in shallow bay, cast iron fireplace, fitted wardrobes providing plenty of shelving and hanging space, radiator.

BEDROOM 3: (rear) (15'3" x 7'10" into chimney recess) (4.64m x 2.39m) window to rear elevation, double glazed ceiling skylight, radiator.

BEDROOM 4/STUDY: (rear) (11'9" x 7'6") (3.58m x 2.29m) window to rear elevation, double glazed ceiling skylight, radiator.

SHOWER ROOM/WC: white suite with close coupled wc, pedestal wash hand basin, tiled shower cubicle with mains fed shower, extensive wall tiling, tiled floor, spotlights and Velux double glazed ceiling skylight and heated towel rail.





OUTSIDE

OFF STREET PARKING: off street parking space within the front garden.

REAR GARDEN: (28ft x 16ft) (8.53m x 4.88m) landscaped and very attractive secluded rear town garden with flower and shrub borders, patio and seating areas, outside light and tap.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

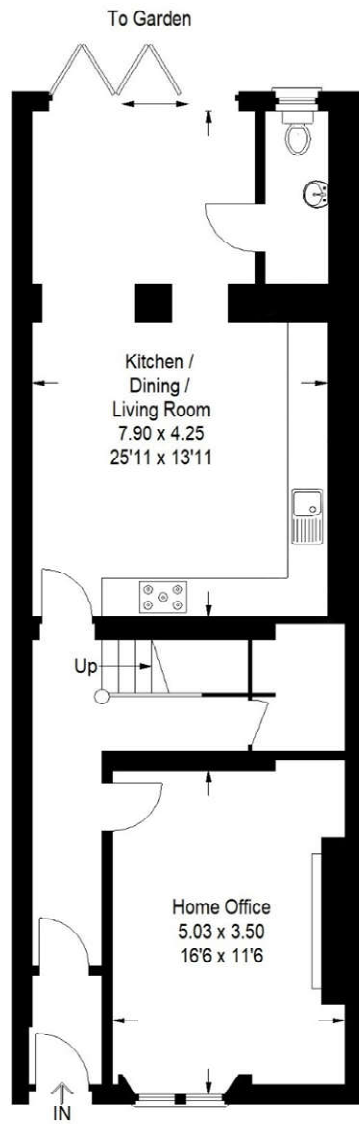
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



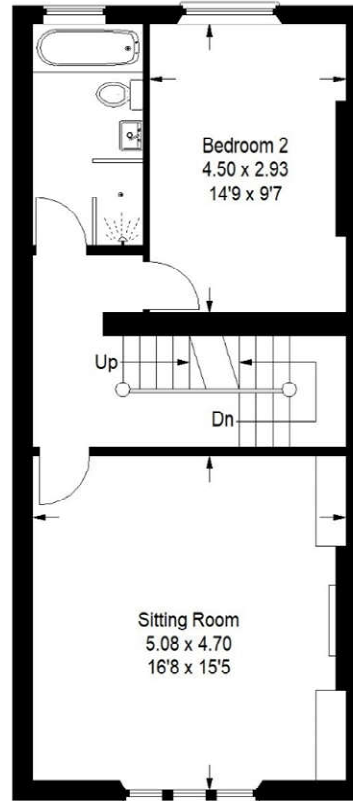




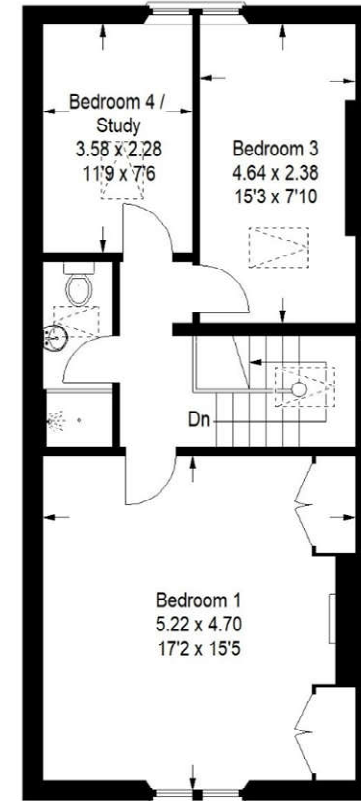
Ground Floor

West Park, Clifton, Bristol, BS8 2LX

Approximate Gross Internal Area
180.5 sq m / 1943 sq ft



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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